APARTMENT SALES LEAD TRADING

Winter Resells Broadview and Buys Kenmare: Other Sales Reported.

strength of the market for multi-family apartment houses.

Principal among yesterday's transactions involved the resale by Benjamin Winter of the twelve story Broadview.

506 West 115th street, held at \$500,000, which was purchased by Mr. Winter last week. The property was resold by the W. H. Ebblit Company to Maxmillan Zipices, a comparative newcomer in the operating field.

adview stands on a site 75x 160.11, adjoining the Reyor apartments at the southwest corner of Broadway, and is laid out in suites of four, five, six and seven rooms. The structure was erected by Paterno Bros. and remately \$75,000.

Winter Buys the Kenmare.

The Wood, Dolson Company, Inc., through Charles J. Quinlan, sold for the estate of J. Bookman the seven story elevator apartment, known as the Kenmare, at 2 West Ninety-third street, southwest corner of Central Park West, southwest corner of Central Park West, fronting 75.8 feet on the park and 125 feet on Ninety-third street. The new owner is Benjamin Winter, who has been active in the recent trading on the upper West Side, and lately bought the eight story Norman apartments at 57 West Ninety-third street through the same broker and resold the property at a substantial profit.

The Kenmare is laid out with three eight room and one seven room suite on each floor and returns an annual rental of about \$85.900. The property

on each floor and returns an annual rental of about \$55,000. The property was held at \$55,000, and this is its first sale in thirteen years. Kurzman & Frank, attorneys, acted for the sellers and Maurice E. Gosset represented Mr.

The Meister Builders, Inc., pur-hased from M. Pressberger 535 West chased from M. Pressberger 529 West 175th street, southwest corner of Angsterdam avenue, a six story elevator apartment known as the Butherford, on plot 180x100. It accommodates sixty families and has five stores. The rental approximates \$50,000 and it was held at \$200,000. A. Straus was the broker. The Meister Builders sold through A. Leichter, attorney, 235 East 121st street, between First and Second avenues, a six story tenement. 27.6x10), held at \$45,000, through H. D. Baker and A. Robinson; also sold to E. Donelan 2011 and 2012 First avenue, between 165d and 104th streets, two six story ian 2011 and 2013 First avenue, exceeding 105d and 104th streets, two six story brick tenements with stores, 10x100, to a purchaser who will use the buildings for his own business. They were held at \$5,000. Edward A. Manning was the

Brown Buys on Broadway.

Frederick Brown has bought through Abraham Saffir from John Alden Realty Company the two seven room elevator apartment houses known as the Tinturn, and the Tevlot at 2465 to 2471 Broadway, facing the Ninety-first street subway station on the west side of Broadway. The former occupies a site 50.5x 154 and the latter is on a plot 50.8x100, the two houses returning an annual rental in excess of \$88,000. There are six stores in the property and the apartments are laid out in suites of three, five and six rooms.

Other Multifamily House Sales. Li Portman, with David Kidausky, renorfs that they have purchased from
George P. Hurd through Fitz & Helfer
the Continental, a six story elevator
apariment house at the northeast corner
of Broadway and 177th street, on a plot
fronting \$1.2 feet on Broadway and
190.2 feet on 11.2 the street, with a northsily line of 115 feet. The structure
contains seven four and five room
sultes on a floor and five room
sultes on a floor and there is a large
corner store. It was held at \$250,000
and returns an annual rental of about
\$33,000.

533,000.
From the Arenal Realty Company, Nathan Hirsch president, Mr. Portman reports buying the five story apartment at 169 St. Nicholas avenue, near 119th street, 31x140, held at \$56,000 and renting for about \$10,000. E. J. O'Donnell was the broker. Mr. Portman resold to George Kleiner the five story apartment at 521 West 151st street, 33x100, renting for \$7,000 and held at \$40,000. B. Smith was the broker.

for \$7,000 and neid at \$50,000. D. Santa was the broker.

Alexander Henschel and Louis Wetzter sold for S. E. & M. E. Bernhelmer,
represented by Lauten & Meyer, the six
story elevator apartment house at the
northwest corner of Lenox avenue and
126th street, on a plot 45.3x103. The
house contains three stores and returns
an annual rental of approximately \$25,-

INSTRUCTION, COLLEGES, &C.

PACKARD COMMERCIAL SCHOOL Lexington Ave. and 35th St. Will Re-open Tues., Jan. 2. SALESMANSHIP BOOKKEEPING STENOGRAPHY

Commercial, Stenographic and Secretarial Courses DAY AND EVENING

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65th St. and broadway Sene tor bree illustrated boo let.

LESIGNING, dressmaking, initing day, evening; individual instruc-Dowell School, 58 W. 46th st. 7222. Chartered under Regents. BERKELEY-IRVING SCHOOL FOR BOYS, "From Primary to College," 48d Year L. D. Bay, Ph. D., Hdm., 311 W. 83 d R. TR. AND MRS. SADDLER'S DANL. ACADEMY, 2789 Broadway. Academy R.

owner is F. d'Onofrio, who has been active in the recent trading in Harlem.
J. S. Maxwell sold for the Franwal Realty Company, Cassel Franklin president, to an investing client 453-450 West 143d street, a five story apartment house, 45x160, between Convent and Amsterdam avenues. The building accommodates twenty families and is arranged in suites of four and five rooms, curries a ront roil of \$16,000 and was held at \$95,000. Sol Strauss represented the sellers and David E. Singer the purchaser. The building is on the site of the original thirteen trees planted by Alexander Hamilton.

Byrne & Bowman sold for a client tween 173d and 174th streets, and the

HOTEL HERMITAGE SOLD.

Cowen Heirs Take Over Seventh

There is a prior mortgage of \$75,000 and back taxes amounting to \$33,500 and interest. The hotel stands on a plot 49.4x100 and was sold in fore-closure two months ago, being knocked down to the same interests for a total bid of \$800,900.

BRONX TRANSACTIONS.

Bernard S. Deutsch sold the two five story apartment houses 1971 to 1975. Home street, adjoining the corner of Westnester avenue, to the Home Street Realty Corporation, Tony Block president. The buildings, 100x190, have four apartments on each floor, and an aggregate rental of \$27,000, and were hold at \$150.000.

Herman A. Acker sold for Ellen M. Breen the vacant property on the east side of Cromwell avenue. 323 feet south of 170th street, 30x177, through to Inwood avenue, and 101 wood avenue, and 101 feet on Inwood avenue. It was held at \$17,000.

G. Tuoti & Co. sold for the Boro Associates, Inc., to D. Di Lillo the frame dwelling 607 East 182d street.

RESIDENTIAL RENTALS.

Douglas L. Elliman & Co. leased apartments in 270 Fark avenue to Edward 8. Wiltbank and Dr. Joseph McTiernan, in 743 Fifth avenue to Arman Guzum. In 151 East Eightleth street to John H. Murphy and R. J. De Camp, in 125 East Sixty-third street to Thomas J. Symington and in 70 East Fifty-sixth street to Raiph V. Tenent.

Ruland & Benjamin, Inc., leased for French & French an apartment in 1160 Fifth avenue to Harrison Burtls Mcore 3d; also in 681 Madison avenue for Pease & Elliman to Miss Bessie Marcus, in 661 Madison avenue for Heebet to G. Warrington Curtis and in 125 East Seventy-second street for Julius Tishman & Sons to Mrs. Adelaide de F. Larner.

OPERATOR RESELLS HOUSE. James H. Cruikshank resold to Clarence D. King 314 West 139th street, a three story dwelling, 18x100, through Harry Sugarman.

SALES BY AUCTION.



FINE COLLECTION OF

Oriental and Chinese Rugs

in Various Sizes, Designs and Textures, by Order of Large Oriental Importing House and Private ESTATE of M. W. J. LUTIKA

Dec. 28 and 29 at 2:15 P. M. each day Daniel R. Kennedy, Auctioneer

SAMUEL GOLDSTICKER, Auctioneer
Office 140 Broadway
Will Sell Stocks at Auction
Thursday, Documber 28th, 1922
at 12:30 P. M. at the
Nos. 14 and 16 Veney St., New York
For Account of Whom It May Concern:
000 shares Voting Trust Certificates Island
Oll and Transport Corporation

Bonds 00 Certificate of Deposit National Ou Certificate of Deposit National Oil Co. Bonds.
1,036 shares Arkansas Diamond Mines Corp.
1,036 shares Arkansas Diamond Mines Corp.
Demand Note dated February 1, 1917, for
554,632.73 by the California Mining and
Livelging Syndicate
Coling Troat Certificate fee, 200 shares of
Ziegler Oil Corporation dated February 24,
1660 (eight) German 5% Bonds issue of 1915 for ,000 marks each, interest coupons to 1933

ed an 5% Hond leaus of 1915 for 10,000 , Interest coupons to 1955 attached res Charles Restaurant Co, Pfd. es Charles Restaurant Co, Pfd. res Oklahoma-Texas Producing Refiness

on Trust Company Certificate of De-or \$15,060 of The National Oil Com-First Lien 7% Serial Gold Bonds November 1, 1210 nares Boston & Wyotning Oil Co. Corp.) Corp.) ares Nevada Honey Bee Mines Co. 4 Liberty Off Co. y Off Co. Gold Notes Series B \$1,000 # Radiation Ltd. 6% 1st Mtsv. Gold #1,000 each, with April, 1921, cou

International Great Northern

shares International Great Northern poration.

8 National Oil 7s of 1925

8 National Oil 7s of 1925

8 National Oil 7s of 1925

Northy Certificates for 1,000 shares thews Iran & Steel Cot shares Corp.

8 Certificate of Deposit National Oil 1st Lien 78. Serial Gold Bonds, dated comber 1, 1916

90 Certificate of Deposit National Oil 1st Lien 78. Serial Gold Bonds, dated comber 1, 1919

10 Certificate of Deposit National Oil Occuping 10 Certificate of Deposit National Oil 1st Lien 98. Serial Gold Bonds. este of Denesit National Oil 7% Serial Gold Honds, dated

e Strong Textile Co., Inc., res West Virginia Consolitated Off

OPERATORS SELL LAST

BUSINESS PROPERTY SOLD.

Myron Butler sold the six story fire Avenue Property at Sale.

Helrs of Charles A. Cowen as plaintiffs yesterday took over the twelve story Hotel Hermitage, at 592-394 Seventh avenue, south of Forly-second street, on a bid totaling \$500,000. The property was sold by Auctioneer J. H. Mayer under forcelesure proceedings to satisfy a claim of about \$268,000 obtained against Edward J. Carroll and others.

Myron Butler sold the six story freproof building 14 and 15 Lispenard street, 50.2x94.4. The new owner plans to make extensive alterations, including the installation of new store fronts.

District No. 1 of I. O. Benal Berith sold the four and one story buildings 101 West 125th street, through to 104 Lawrence etreet, 25x200. The purchaser is the Larkin Lumber Company, which others.

Sunset Hall, at Far Rockaway, one of the largest hotel properties in the Rockaway most section, has been purchased by Robert S. Smith of Far Rockaway. The hotel is on the piot 246 feet an Central avenue and has a depth of 515 feet. Mr. Smith, who is president of the Cedaraurs: Inn Corporation, intends

MRS, CARNEGIE SELLS PLOT. JAMAICA WILL FIGHT

Mrs. Andrew Carnegie, wife of the late steel magnate, has sold the vacant property. 25.7x100.8, at 53 East Nine-tieth street to L. H. Slawson, operator. The parcel is 113.4 feet east of Madison below to the cast of the

Trading large West Side apartment to Byrne & Bownen sold for a client to Ennis & Sinnott 565-607 West 141st adjoining ten lots on the streets. and the burner indicated that the passing of 1922 will indicated that the passing of 1922 will be memorable for the volume and strength of the market for multi-family apartment houses.

Principal among yesterday's transmotions involved the resale by Benjamin Winter of the twelve story Breadview.

Byrne & Bownen sold for a client to Ennis & Sinnott 565-607 West 141st adjoining ten lots on the streets. The buyer is the Star Investing Company. The buyer is the Star I Cross & Brown Company leased the Inc.: store and basement in 137 West
Twenty-fourth street, comprising about
10,000 square feet, to Howiett & Hockmeyer Company, Inc., of 19 Madison
avenue; size to Kalon Company about
5,000 square feet in 10-20 Ninth avenue and offices in 130 West Forty-second
street to the American Sign Company.
Butler & Baldwin, Inc., leased store
and basement in 40 West Fiftleth street
to Herman Bernstein, milliner. to Herman Bernstein, milliner.
The Omega Watch Company, for many years on Maiden lane, has leased sixteenth floor in 15 West Thirty-seventh street through Cross & Brown Com-

pany.

Bonuses ranging from one to ten weeks' salary were distributed at Christweeks' salary were distributed at Christmus time by Joseph P. Day. Employees who have worked in the Day organization more than six months profited by their employer's liberality. Mr. Day made the presentation personally and recalled to the older employees the day they started to work with him. He said it was gratifying to be able to remember his associates in this way, and he feit their application and cooperation had made the honus possible.

SITE FOR FACTORY.

Brown, Wheelock-Harris, Vought & Co. sold for the Consolidated Gas Com-pany the northeast corner of Twelfth avenue and Forty-fourth street, a va-cant plot, 127x217, to Ferdinand L.

ALL GRADE CROSSINGS

Transit Board to Hear Proposals To-day.

tieth street to L. H. Slawson, operator. The parcel is 112.4 feet east of Madison avenue, on the block to the east of the Carnegie mansion and grounds. The property with adjoining land was bought by Mr. Carnegie everal years ago and he erected his private garage on the eastern portion of it.

Mrs. Carnegie was represented in the transaction by Root, Clark, Buckner. & Howland, as attorneys, and John T. Mc. Govern acted for Mr. Slawson. Weld & Suydam were the brokers.

COMMERCIAL LEASES.

ELECTIONS BOARD RETAINED.

Voorbis, 93, Again in Office fo Two Year Term, The Board of Elections, consisting of a president and three members, was unanimously responded by the Board of Aldermen yesterday for a term of two. ears beginning January 1. years beginning January 1.

John R. Voorhis, president, is 93
years old and has been an election supervisor since 1870. He is a Democrat.
The other members are Charles A.
Heydt, Republican, James Kane, Democrat, and Jacob A. Livingston, Republi-The position pays \$6,000 a year

Police Department Orders

SPECIAL ORDERS No. 304.

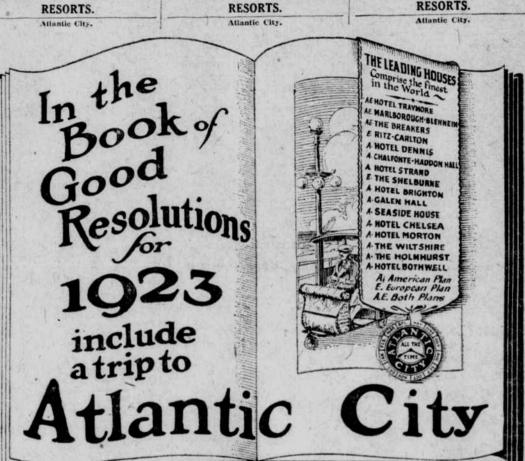
Edward Roe, Shield No. 6346, Sixty-fifth precinct, on his own application, at \$1,140 cer annum. Appointed February 19, 1895.
2—The following transfers and assignments

are ordered;
To take effect 8 A. M., December 28, 1922;
PATROLMEN.

From precincts indicated to Readquarters Division, Special Service Division, assigned to duty in plair clothes; Jeremiah Norcott, 46; Timothy P. Connolly, Traffic C; Charles

TEMPORARY ASSIGNMENTS

Stephen Gillespie, Headquarters Division Health Squad, assigned as acting lieutenam for six Gays from 12 P. M., December 25, 1922, during absence of Heutenant on yaca-tion.



Materialogicalogicalogical Hotel Brighton Atlantic City Zasta tratta tra

- Wotel Dennis ATLANTIC CITY, N.J. Directly on the Ocean Front
The American Plan Hotel par-accellence
of the Atlantic Coast.
Spid Garage on WALTER J. SURBY,
bots | property Owner and Manage

Lakewood. N. J.



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HOTEL GROSSMAN

LAKEWOOD, N. J.

New Jersey,

IDEAL COUNTRY HOME Hotel Montclair MONTCLAIR, N. J.
MOST DELIGHTFULLY SITUATED RESIDENTIAL HOTEL IN NEW YORK'S SUBURBS,
OPEN THE ENTIRE YEAR,
OWNERSHIP MANAGEMENT,
FREDERICK C. HALL COMPANY.

PUDDING STONE INN

G. N. VINCENT, Boonton, N. J.

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AIKEN, HIGHLAND PARK HOTEL addition doubling capacity now com-cied. Attractive winter homes for sale rent. Home sites in our beautiful 509 re private park. Honklet on request, J. J. SWEENEY, Vice Prest, & Manager, namer-Whiteface Inn, Lake Placid, N. Y

The Belleview, Belleair Heights, Florida. Golfer's Southern Paradisc, Opens Jan. 8th HAMILTON HOTEL

Horida.

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The Hotel de Lave of Bermuda
HAMILTON HOTEL CO., L4d.
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e., Cables—"Hotel Bermuda"; all codes,
cr, Hotel Freston, Boack Buff, Mass.

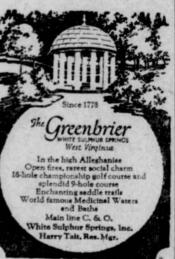
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In the high Alleghanies
Open fires, rarest social charm
sole championship golf course and
splendid 9-hole course
Enchanting



Battery ParkHotel

West Virginia.





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SERGEANTS.

Michael Millandy, 78th; Henry C. Schmit,
For one day from S A. M., December 25,
1822; Rajoh Harrington, 73d pracinct; Alexander Quillan, 76th; Daniel McCarthy, 78th;
Jacob A. Löker, 87th; Andrew V. Kispert,
1925; George A. Basel, 126th.
For one day from 4 P. M., December 25,
1922; Charles B. Bridges, 3d precinct; Attitio
Trivero, 23d; Theodore P. Albach, 60th; Charles D. England, 65th; John J. Hassinger,
69th; Dunbar D. Smith, 76th; Anthony Duf16, Blet; Arrhur J. De Marrais, 96th; Christian Muller, 10tet; William C. Fielder, 10tet;
Feter J. McNully, 10th; William H. McGowan, 11th; Thomas F. J. Tuily, 11th.

POLICEWOMAN. Mary M. Biggins, 33d precinct, for one day from 8 A. M., December 25, 1922. +The following applications for full pay are approved:

(While on sick report.)

PATROLMEN.

Jamps Smith, 21st precinct, from 10:50

P. M., November 7, 1922, to 12 P. M., November 13, 1922.

William R. Rector, 31st precinct, from 5

A. M., November 8, 1922, to 12 noon, November 11, 1922. dward McWilliams, 57th precinet, from 30 A. M., November 11, 1922, during dis-

TO LET FOR BUSINESS.

Above 14th St. to 59th St. (Inclusive).

PATROLMEN. PATROLMEN.

PATROLMAN.

Alexander T. Ausberg, shield No. 792, 67th

Edwin Walter Evans, formerly attached the 96th precinct, died at 9:30 A. M. Dece ber 22, 1922. A his residence, 246 Emerican English of the 19:30 A. M. December 24, 1922. Internent Green-W. Cemetery. RICHARD E. ENRIGHT. Police Commission.

GENERAL ORDERS NO. 48.

Fire Department Orders

TO LET FOR BUSINESS.

THE BOWERY SAVINGS BANK BUILDING

TO LET FOR BUSINESS.

Above 14th St. to 59th St. (Inclusive).

110 EAST 42nd STREET

OPPOSITE THE GRAND CENTRAL TERMINAL

Three Entire Floors, 9500 Sq. Ft. each Offices for Rent

More Than Half Is Already Rented

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From Battery to 14th St. (Inclusive

CITY REAL ESTATE.

CITY REAL ESTATE.

From Battery to 14th St. (Inclusive)

42 New Street---Entire Building

11,000 SQUARE FEET

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The property is an individual 7-story building, on a plot 50x53 irregular, on one of the principal Financial District Streets. It is in splendid condition and ready for immediate occupancy. It can be purchased at far below its value, on terms that will be made agreeable to the purchaser, and on a basis that will mean to the purchaser a remarkably low rental.

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REAL ESTATE BROKERS.

EDWIN H. HESS A Highly Speed Mad. Sq. 8398

CITY REAL ESTATE.

GOODWIN PHONE HARLEM Real Estate, Mortgages, Insurance Realty Investments, Mandel Ehrich Corp.,

Spuyten Duyvit and Riverdals, Above Harlem River. Fieldston RIVERDALE- CITY REAL ESTATE.

Mortgage Negotiator Wanted MORTGAGE DEPARTMENT SLAWSON & HOBBS 162 West 72d St., N. Y. City

SUBURBAN REAL ESTATE.

Long Island-Sale or Let.

I. G. WOLF, 1270 B'way, N. Y. Control on the North Shore situation Wanted advertisements in The New York Herald are read daily by employment and personnel man-agers.—Adv. SUBURBAN REAL ESTATE.

Connecticut-Sale or Let.

Ladd & Nichols, Inc. Greenwich, Cona. E. P. HATCHING. Real Estate Greenwich Ct

New Jersey-Sale or Let. MONTCLAIR Colonial brick residence, 5 rooms, 3 tiled baths, sun parior, sleeping porch, garage, Price 323,000. FRANK HUGHES Company Montclair.

CHAS. R. REEVE. MILLBURN, N. J. Homes from \$7,500 to \$150,000. Maplewood — Short Hills — Summit RUTHERFORD Write, stating EAL ESTATE requirements. ED. S. BROWN, Realter, 18 Park Ave.

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122 FIFTH AVENUE Space. \$4,800
STORE AND BASEMENT, ABOUT 34,000
SQUARE FEET, \$36,000, WILL DIVIDE
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Service Station, Printers or Manufacturing story building, corner 11th at 48th st.; 10,000 sq. ft.; no post

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